

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT	
TOWN OF ACTON 472 MAIN STREET ACTON, MA 01720										Code: 9030 Description: EXM LAND Assessed Value: 2,100 Appraised Value: 2,100	
SUPPLEMENTAL DATA		SALE DATE		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)			
Account # Occ Perm Photo Ward Prec Sew Zone		05/15/1997 10/11/1995		U V		1 0		Yr. Code: 2005 9030 Assessed Value: 2,100 Appraised Value: 2,100 Yr. Code: 2004 9030 Assessed Value: 2,100 Appraised Value: 2,100		Total: 2,100 Total: 2,100	
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)			
TOWN OF ACTON BOWEN ESTATE I REALTY TRUST		27294/0343 25725-556		U V		1 0		Yr. Code: 2005 9030 Assessed Value: 2,100 Appraised Value: 2,100 Yr. Code: 2004 9030 Assessed Value: 2,100 Appraised Value: 2,100		Total: 2,100 Total: 2,400	

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Type/Description	Amount	Comm. Int.
TOTAL:		2,100	2,100

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	2,100
Special Land Value	
Total Appraised Card Value	2,100
Total Appraised Parcel Value	2,100
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	2,100

PARCEL F

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit ID	Issue Date	Type	Purpose/Result

LAND LINE VALUATION SECTION																	
B#	Use Code	Description	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes-Adj/Special Pricing	Adj. Unit Price	Land Value	
1	9030	MUNICIPAL	108		0.17	AC		10,000.00	1.25	6	1.00		1.00		12,500.00	2,100	
TOTAL CARD LAND UNITS													7,405.00 SF	Parcel Total Land Area:	7,405 SF	Total Land Value	2,100



TOWN OF ACTON
472 Main Street
Acton, Massachusetts, 01720
Telephone (508) 264-9615
Fax (508) 264-9630

Catherine Belbin
Town Clerk

EXCERPT OF THE ANNUAL TOWN MEETING HELD APRIL 7, 1996 AND
ADJOURNED SESSIONS HELD APRIL 8, APRIL 9, AND APRIL 10, 1997

THIS ARTICLE WAS "HELD" FROM THE CONSENT CALENDAR

ARTICLE 53* STREET ACCEPTANCES
(2/3 Vote Required)

To see if the Town will accept as a public way the following streets or portions thereof, as laid out by the Board of Selectmen according to a plan on file with the Town Clerk, and authorize the Board of Selectmen to take the fee or easement in said streets by eminent domain or otherwise, including parcels S.P. 1 and F, as well as easements for drainage, utility, or other purposes as shown on said plans or described in the Order of Layout:

In the MARSHALL CROSSING SUBDIVISION

MARSHALL PATH - from the southeasterly sideline of Carlisle Road a distance of 1,425 feet, more or less, in a southeasterly and southerly direction to the southerly sideline of a 75.00 foot radius cul-de-sac (including the cul-de-sac), this being the entire road

BLUEBERRY PATH - from the westerly sideline of Marshall Path a distance of 500 feet, more or less, in a southwesterly direction to the southerly boundary of land now or formerly of R.P. Realty Trust, this being the entire road

or take any other action relative thereto.

MOTION:

MR. FRIEDRICHS moves that the Town accept as a public way the streets listed in this Article, as laid out by the Board of Selectmen according to plans on file with the Town Clerk, and authorize the Board of Selectmen to take the fee or easements for drainage, utility, or other purposes where shown on said plan or described in the Order of Layout.

MOTION CARRIES UNANIMOUSLY.

APPROVED AND ADOPTED BY THE BOARD OF SELECTMEN:

Catherine Belbin

APPROVED AND ADOPTED BY THE BOARD OF SELECTMEN:

- Conveying Fee & Taxes
- B-6/20-5
- C-6/19

1-6

QUITCLAIM DEED

Locus: Marshall Path, Blueberry Path, Acton

Ronald B. Peabody, Trustee of Bowen Estate I Realty Trust u/d/t dated September 24, 1992, recorded at the Middlesex South District Registry of Deeds in Book 22429, Page 20 and A. Peter Andersen as TRUSTEES of MARSHALL CROSSING HOMEOWNERS TRUST, under a Declaration of Trust dated October 4, 1995 and recorded with said Deeds in Book 25716, Page 250 and filed with the South Middlesex Registry District of the Land Court as Document Number 984822 and having an address of 178 Great Road, Acton, Massachusetts 01720

for consideration paid of less than One Hundred (\$100) Dollars

Grants

to: the Town of Acton, a municipal corporation having a mailing address of 472 Main Street, Acton, MA 01720

with QUITCLAIM COVENANTS

The fee in Marshall Path and Blueberry Path, the description, bounds, and location of which are shown on a plan entitled, "Marshall Crossing, Acton, Mass. Lot Layout Plan, For: Bowen Estate Realty Trust, Scale: 1" = 40', Date: Aug. 10, 1994, Stamski and McNary, Inc., 80 Harris Street - Acton, Mass., Engineering - Planning - Surveying", recorded with said Deeds as Plan No. 505 of 1995 (the "Record Plan"). Said ways are also shown on a plan entitled, "Marshall Crossing Acton, Massachusetts, Marshall Path & Blueberry Path, As-Built Plan & Profile, For: Northwest Structures, Inc.", dated October 31, 1996 (Revised January 10, 1997) by Stamski and McNary, Inc., 80 Harris Street, Acton, Mass; which plan is on file with the Town of Acton, Engineering Department. Said roads are more particularly described as follows:

Marshall Path

Beginning at a drill hole set in a stone wall on the southeasterly sideline of Carlisle Road, a public way, and on the southerly sideline of Marshall Path as shown on said Plan;

thence; along a curved line to the right, the radius of which is 25.00 feet, a distance of 34.09 feet to a P.K. nail set in the sidewalk;

thence; South 87° 18' 42" East along the southerly sideline of Marshall Path, a distance of 240.56 feet to a stone bound;

thence; along a curved line to the right, the radius of which is 483.64 feet, a distance of 429.65 feet to a stone bound;

thence; along a curved line to the right, the radius of which is 483.64 feet, by the end of Blueberry Path, a distance of 106.90 feet to a stone bound;

27.00

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MSD 05/15/97 11:17:02

- thence; by a curved line to the right, the radius of which is 483.64 feet, a distance of 186.62 feet to a stone bound;
- thence; South 01° 38' 21" East along the westerly sideline of Marshall Path, a distance of 339.45 feet to a stone bound;
- thence; by a curved line to the left, the radius of which is 75.00 feet, a distance of 353.43 feet to a stone bound on the easterly sideline of Marshall Path;
- thence; by a curved line to the right, the radius of which is 25.00 feet, a distance of 39.27 feet to a stone bound;
- thence; North 01° 38' 21" West along the easterly sideline of Marshall Path, a distance of 239.45 feet to a stone bound;
- thence; by a curved line to the left, the radius of which is 533.64 feet, a distance of 797.94 feet to a stone bound;
- thence; North 87° 18' 42" West along the northerly sideline of Marshall Path a distance of 205.69 feet to a stone bound;
- thence; by a curved line to the right, the radius of which is 25.00 feet, a distance of 47.81 feet to a drill hole set in a stone wall;
- thence; South 22° 15' 24" West along the southeasterly sideline of Carlisle Road, a distance of 102.84 feet, to a point;
- thence; South 14° 34' 00" West along the southeasterly sideline of Carlisle Road, a distance of 6.47 feet, to the point of beginning.

Blueberry Path

Beginning at a drill hole in a stone bound on the southerly sideline of Marshall Path marking the intersection of said southerly sideline and the westerly sideline of Blueberry Path as shown on said plan;

- thence; along a curved line to the right, the radius of which is 25.00 feet, a distance of 38.23 feet to a stone bound;
- thence; South 51° 12' 44" West along the northwesterly sideline of Blueberry Path, a distance of 49.94 feet to a stone bound;

- thence; by a curved line to the left, the radius of which is 465.00 feet, a distance of 117.91 feet to a stone bound;
- thence; South 36° 41' 02" West along the northwesterly sideline of Blueberry Path, a distance of 323.54 feet to a drill hole set in a stone wall;
- thence; South 65° 01' 33" East along the southerly boundary of Blueberry Path and land now or formerly of R.P. Realty Trust, a distance of 51.06 feet to a drill hole set in a stone wall;
- thence; North 36° 41' 02" East along the southeasterly sideline of Blueberry Path, a distance of 70.37 feet to a stone bound;
- thence; by a curved line to the right, the radius of which is 25.00 feet, a distance of 39.27 feet to a point;
- thence; South 53° 18' 58" East along the southwesterly sideline of Blueberry Path, a distance of 23.00 feet to a stone bound;
- thence; North 36° 41' 02" East along the southeasterly sideline of Blueberry Path, a distance of 50.00 feet to a stone bound;
- thence; North 53° 18' 58" West along the northeasterly sideline of Blueberry Path, a distance of 23.00 feet to a stone bound;
- thence; by a curved line to the right, the radius of which is 25.00 feet, a distance of 39.27 feet to a stone bound;
- thence; North 36° 41' 02" East along the southeasterly sideline of Blueberry Path, a distance of 142.79 feet to a stone bound;
- thence; by a curved line to the right, the radius of which is 415.00 feet, a distance of 105.23 feet to a stone bound;
- thence; North 51° 12' 44" East along the southeasterly sideline of Blueberry Path, a distance of 34.62 feet to a stone bound;
- thence; by a curved line to the right, the radius of which is 25.00 feet, a distance of 45.83 feet to a stone bound;
- thence; by a curved line to the left, the radius of which is 483.64 feet, by the sideline of Marshall Path a distance of 106.90 feet to the point of beginning.

Parcels 1 & 2

Also included in this conveyance is the fee in the following parcels of land:

Parcel 1:

That certain parcel of land shown as "S.P. 1" on the Record Plan. Said S.P. 1 contains 42,227 S.F. or 0.9694 AC. according to said plan.

B-6/20-5

Parcel 2:

That certain parcel of land shown as "Parcel F" on the Record Plan. Said Parcel F contains 7,191 S.F. or 0.1651 AC. according to said plan.

C-6/19

Being a portion of the premises conveyed to Marshall Crossing Homeowners Trust, Ronald B. Peabody, Trustee of Bowen Estate I Realty Trust under a Declaration of Trust dated September 24, 1992 and recorded with the Middlesex South District Registry of Deeds in Book 22429, Page 20 and A. Peter Andersen, Trustees, under a Declaration of Trust dated October 4, 1995 and recorded with said Deeds in Book 25716, Page 250 and filed with the South Middlesex Registry District of the Land Court as Document Number 984822, by a deed dated October 10, 1995 and recorded with the Middlesex South District Registry of Deeds in Book 25725, Page 556 and filed with the South Middlesex Registry District of the Land Court as Document No. 984821, Certificate of Title No. 203391, Book 1147, Page 41. See also Judgment of the Land Court, Case No. 16078-S-1996-02, filed with the South Middlesex Registry District of the Land Court as Document Number 997238 and filed with the Middlesex South District Registry of Deeds as Instrument Number 455 on March 15, 1996.

Said ways are also conveyed together with certain easements as follows:

Easement No. 1

A perpetual drainage easement and utility easement over, across and through the area described and shown as "S.P. 3" on the Record Plan. Included in this grant is the right to use said easement area for drainage purposes, including the perpetual right to enter upon said property to install, maintain, operate, repair, remove, and replace pipes, culverts, manholes, catchbasins, slopes, ditches, and appurtenant structures for storm drainage purposes. Also included is the perpetual right to enter upon said easement area to install, maintain, operate, repair, remove and replace pipes, culverts, manholes, catchbasins, slopes, ditches, and appurtenant structures for the provision of public and private utilities, including without limitation, water, gas, electric, telephone, fire protection, cable television, sewer, storm drainage and the like. Without limiting the generality thereof, said

easement includes the right to enter upon the easement area as may be necessary to fully exercise all rights granted by said easement.

Easement No. 2

A perpetual right and easement over, under and upon a 30' wide strip of land running parallel to Carlisle Road and being shown as "Sidewalk Easement" on the Record Plan for the purpose of depositing and maintaining slope, fill and other material necessary for the support of Carlisle Road and passing and repassing on foot by members of the public along Carlisle Road for all purposes for which sidewalks are used in the Town of Acton. Without limiting the foregoing, said easement includes the right to enter upon the easement area for the purposes of effectuating this layout.

Easement No. 3

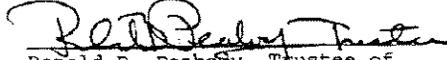
A perpetual right and easement over, under and upon those strips of land running parallel to Blueberry Path and being shown as "Grading Easement" on the Record Plan for the purpose of depositing and maintaining slope, fill and other material necessary for the support of Blueberry Path. Without limiting the foregoing, said easement includes the right to enter upon the easement area for the purposes of effectuating this layout.

Except for Easement No. 3, all installation, maintenance, use, repair, replacement and removal hereby authorized shall be done in such a manner as not to interfere unreasonably with the surface or aerial uses of said easement areas. Whenever any surface is disturbed by authority of this instrument, it shall be restored with reasonable promptness to substantially its condition prior to such disturbance.

Meaning and intending to convey those certain properties known as Marshall Path, Blueberry Path, Parcel S.P. 1 and Parcel F and being described in an Order of Street Layout dated March 4, 1997, filed with the town clerk's office as required by M.G.L. c. 82, §23, on March 5, 1997. Included in this conveyance are all trees, roadway improvements and all structures located thereon, but not including wires, cables, poles, towers, pipes, conduits and other appurtenances for the conveyance of gas, electricity, cable television or telephone communication located in or upon Marshall Path, Blueberry Path, Parcel S.P. 1 or Parcel F. The pipes, manholes, pump stations, gates, valves and fittings and other facilities of whatever description for the collection and treatment of sanitary sewage located on, in or under Marshall Path and Blueberry Path or any of the easements or parcels of land herein described are likewise excluded.

Witness our hands and seals this 16th day of April, 1997.

MARSHALL CROSSING
HOMEOWNERS TRUST



Ronald B. Peabody, Trustee of
Bowen Estate I Realty Trust, as
Trustee



A. Peter Andersen, as Trustee

COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS

April 16, 1997

Then personally appeared the above-named Ronald B. Peabody,
Trustee of Bowen Estate I Realty Trust, and A. Peter Andersen, as
Trustees of MARSHALL CROSSING HOMEOWNERS TRUST and acknowledged the
foregoing to be their free act and deed as trustees as aforesaid,
before me

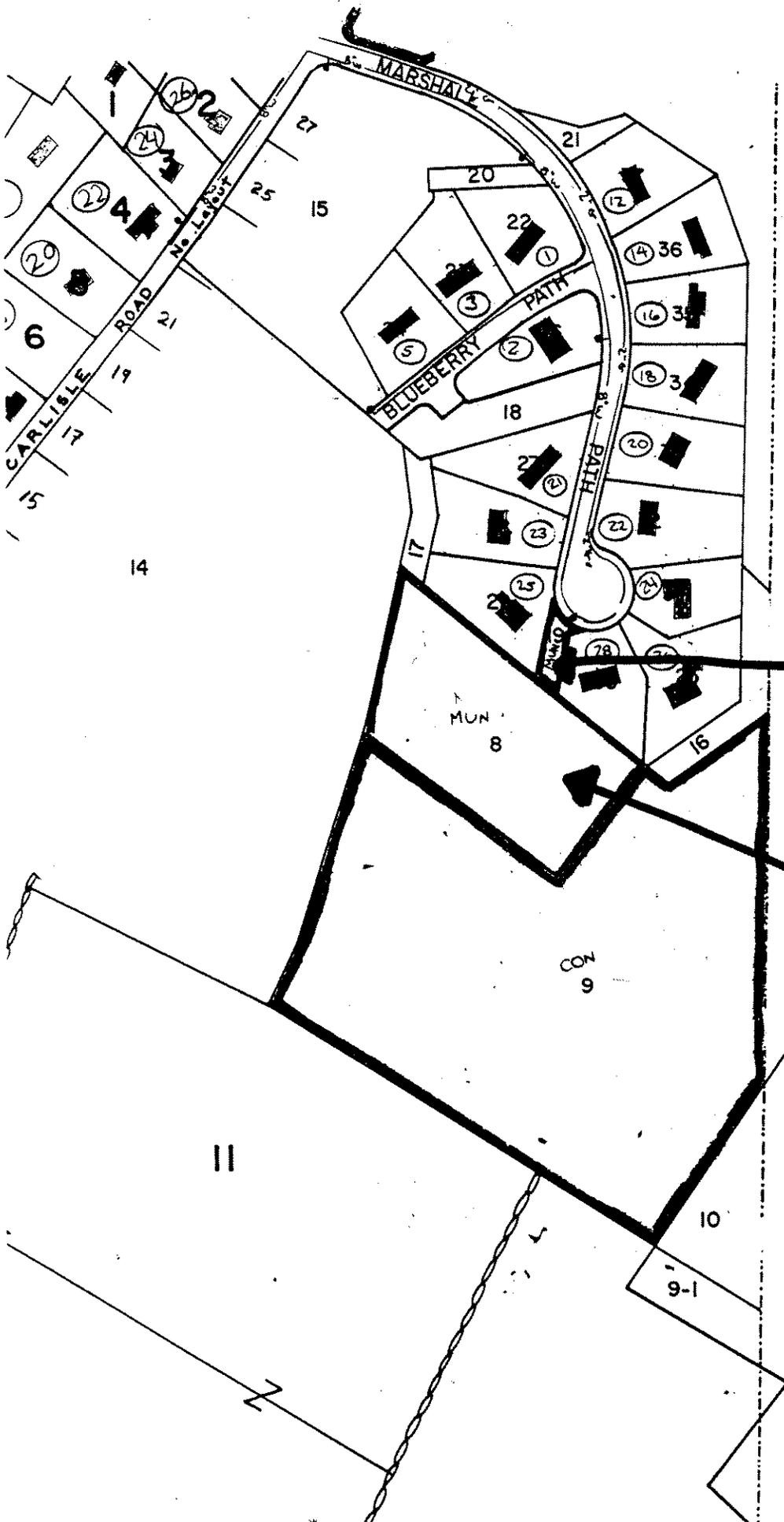


Notary Public

STEVEN R. GRAHAM
Notary Public
My Commission Expires February 16, 2001

My Commission Expires:

MAP C6



C6-19

C6-8

CARLISLE